



Seller's Additional Property Information

Property Seller: Barbara H. Lang
Property Address: 53 Swanson Court, Unit 33C, Boxborough, MA 01719
Property Management: Reliable Property Management, 52 Swanson Court, Unit 33B

Management Fee: \$326/month

Includes: **Hot water, water, sewer**, master insurance, laundry facilities, exterior maintenance, road maintenance, landscaping, snow removal, extra storage (attic), refuse removal, reserve funds and management fee.

Special Assessments: None

Utility Information

Electric: Littleton Electric Light Dept. **Approx. \$/year:** \$1,062

Water: Private (well water analysis available from property management)

Sewer: Private (certificate of compliance available from property management)

Cable/Internet Provider: Verizon Fios

Type/Approximate Age of Systems and Appliances:

Roof: Condominium responsibility.

Windows: Replaced in 2008.

Heating: Electric baseboard. Living room and bath baseboard replaced in 2014.

Air Conditioning: Wall AC unit in living room replaced in 2021.

Water Heater: Common area water heater. Condominium responsibility.

Appliances left with the property: Range and refrigerator (installed by previous owner when updated - approx. 2004); dishwasher (2018) and microwave (2021).

Exclusions: None

Additional Updates:

Electric Panel (Harland Electric) - updated for more efficient distribution of power in 2014.

Additional Information:

Parking: Autos only. One space per unit. Additional spaces with Board of Governors approval.

Pets: Small pets up to 20 pounds with Board of Governors approval.

Community Website: www.brookvillageboxborough.com

This information has been provided by the seller(s) and is deemed to be accurate without guarantee. It is the responsibility of the buyer to verify all information contained herein. The agent(s) and real estate companies are not responsible for any errors or omissions.